

Boffa Miskell

HORAHORA ROAD SUBDIVISION

LANDSCAPE MASTERPLAN

JUNE 2026

TOITŪ CARBON ZERO ISO 14064-1 ORGANISATION

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Cover photograph: Site © Jo Soanes, 2023

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LANDSCAPE DESIGN INTENT

INTRODUCTION

The Landscape Masterplan (LMP) applies to the 83 lot subdivision of Lot 1 DPS 21946 Horahora Road, Arapuni, Putāruru.

This LMP responds to the unique characteristics of the site and the wider environmental overlays in order to ensure effects of the subdivision layout, future building design and mitigation planting are less than minor.

The LMP provides building design guidelines, and the methods for implementation and maintenance of mitigation works. Managing the development of each house site and planting is critical to the integration of the development with the natural and surrounding environment. Mitigation planting will take several years of implementation and intensive maintenance before it provides the full extent of its intended mitigation.

SCOPE

The landscape design concept includes:

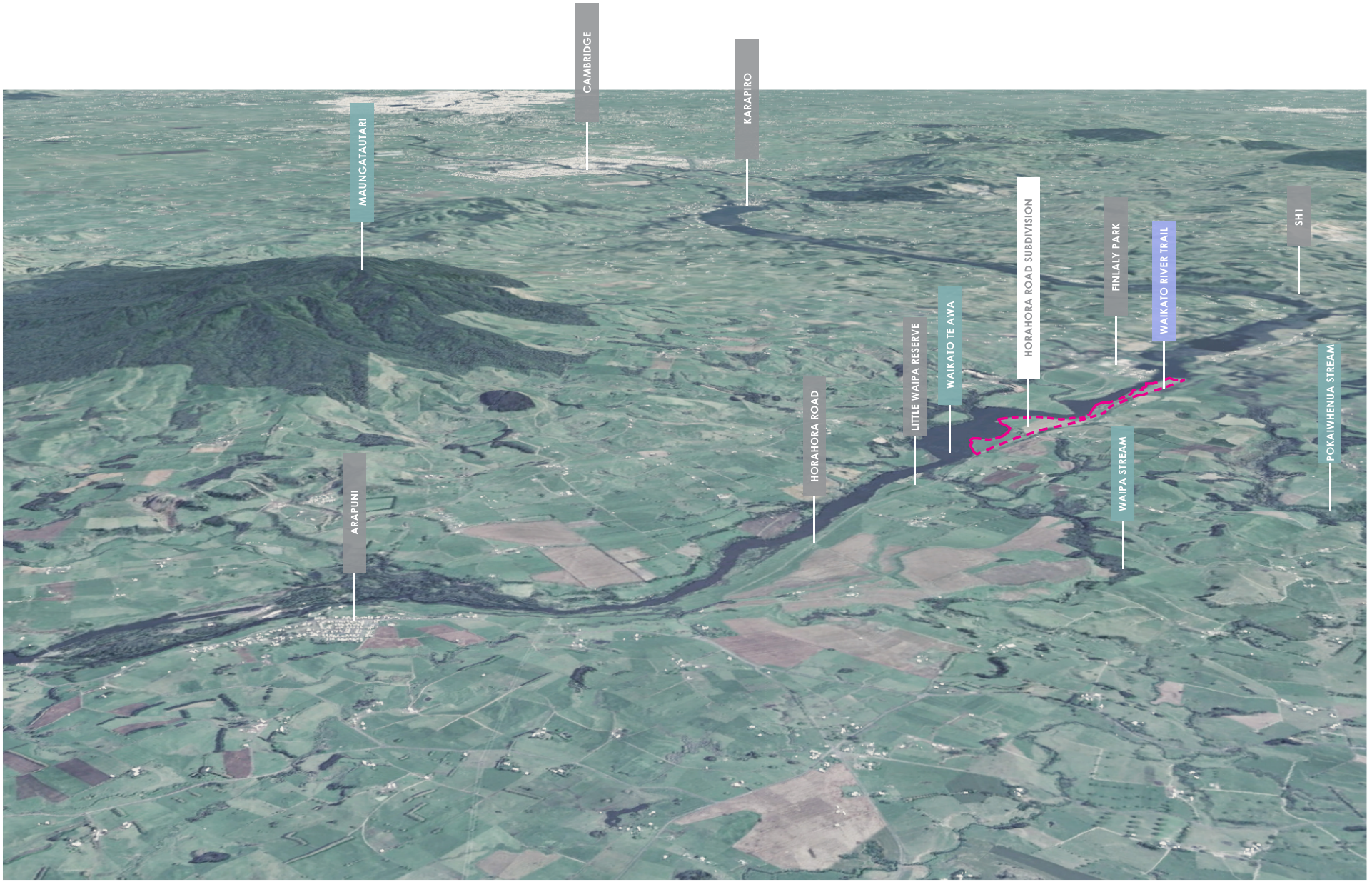
- Site Context
- Landscape Masterplan - Stage 1, Stage 2, and Stage 3
- Look and Feel
- Connectivity
- Open Space
- Landscape Planting Strategy
- Lot Design

The preparation of the Landscape Masterplan has been the result of collaboration with the wider design team including the disciplines of Planning, Landscape Planning, Ecology, Stormwater, Transport, and Civil Engineering.

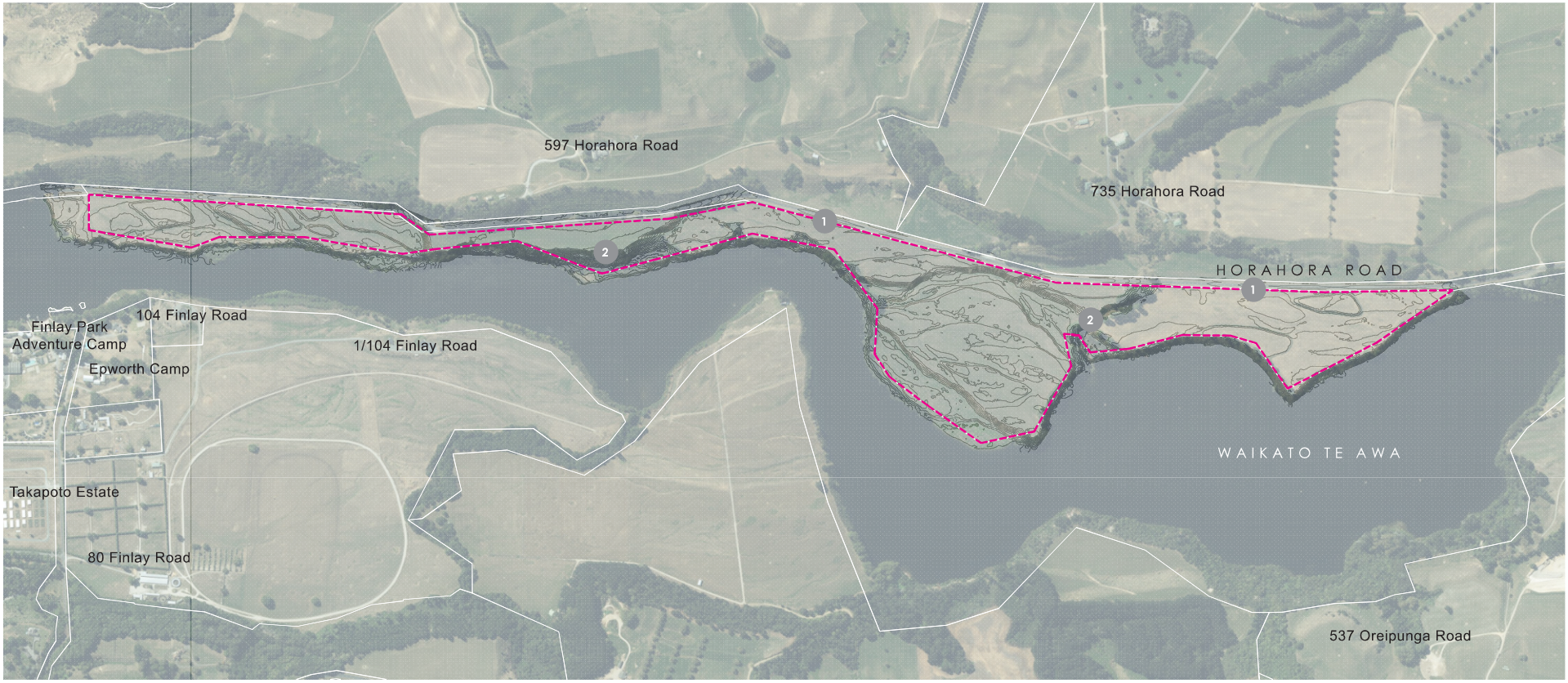
The report is to be read in conjunction with the Landscape and Visual Effects Assessment, and other specialist reports including Earthworks, Stormwater for swale and wetland design requirements, and Ecological Impact Assessment for specific ecological mitigation such as bats and gully restoration.



CONTEXT - BROAD



CONTEXT - SITE SPECIFIC



KEY

- Site Boundary
1. Existing Accessways
2. Existing Gully

SCALE 1:10,000 @ A3

LANDSCAPE MASTERPLAN



KEY

- Site Boundary
- 10m Esplanade Strip

SCALE 1:10,000 @ A3

LANDSCAPE MASTERPLAN

STAGE 1



KEY

- Stage Boundary
- 10m Esplanade Strip

Landscape Planting

- Horahora Road Boundary Interface Planting
- Site-wide Mitigation Planting
- Clusters of Native Trees
- On-lot Planting

1. Proposed Accessways
2. Existing Gully

Planting & Natural Feature Protection

3. Planting & Natural Feature Protection Areas
4. Ecological Reserve
   Planting in accordance with the Ecological Management Plan (EMP)
5. Existing Wetland

Connectivity

6. Waikato River Trail
7. Proposed Cycleway
8. Proposed Walkway

Open Space

9. Recreational Reserve

SCALE 1:5,000 @ A3

LANDSCAPE MASTERPLAN

STAGE 2



KEY

Stage Boundary

10m Esplanade Strip

Landscape Planting

Horahora Road Boundary Interface Planting

Site-wide Mitigation Planting

Clusters of Native Trees

On-lot Planting

1. Proposed Accessways
2. Existing Gully

Planting & Natural Feature Protection

3. Planting & Natural Feature Protection Areas
4. Ecological Reserve
   Planting in accordance with the Ecological Management Plan (EMP)
5. Existing Wetland

Connectivity

6. Waikato River Trail
7. Proposed Cycleway
8. Proposed Walkway

Open Space

9. Recreational Reserve

SCALE 1:5,000 @ A3

LANDSCAPE MASTERPLAN

STAGE 3



KEY

Stage Boundary

10m Esplanade Strip

Landscape Planting

Horahora Road Boundary Interface Planting

Site-wide Mitigation Planting

Clusters of Native Trees

On-lot Planting

1. Proposed Accessways
2. Existing Gully

Planting & Natural Feature Protection

3. Planting & Natural Feature Protection Areas
4. Ecological Reserve
   Planting in accordance with the Ecological Management Plan (EMP)
5. Existing Wetland

Connectivity

6. Waikato River Trail
7. Proposed Cycleway
8. Proposed Walkway

Open Space

9. Recreational Reserve

SCALE 1:5,000 @ A3

LOOK AND FEEL

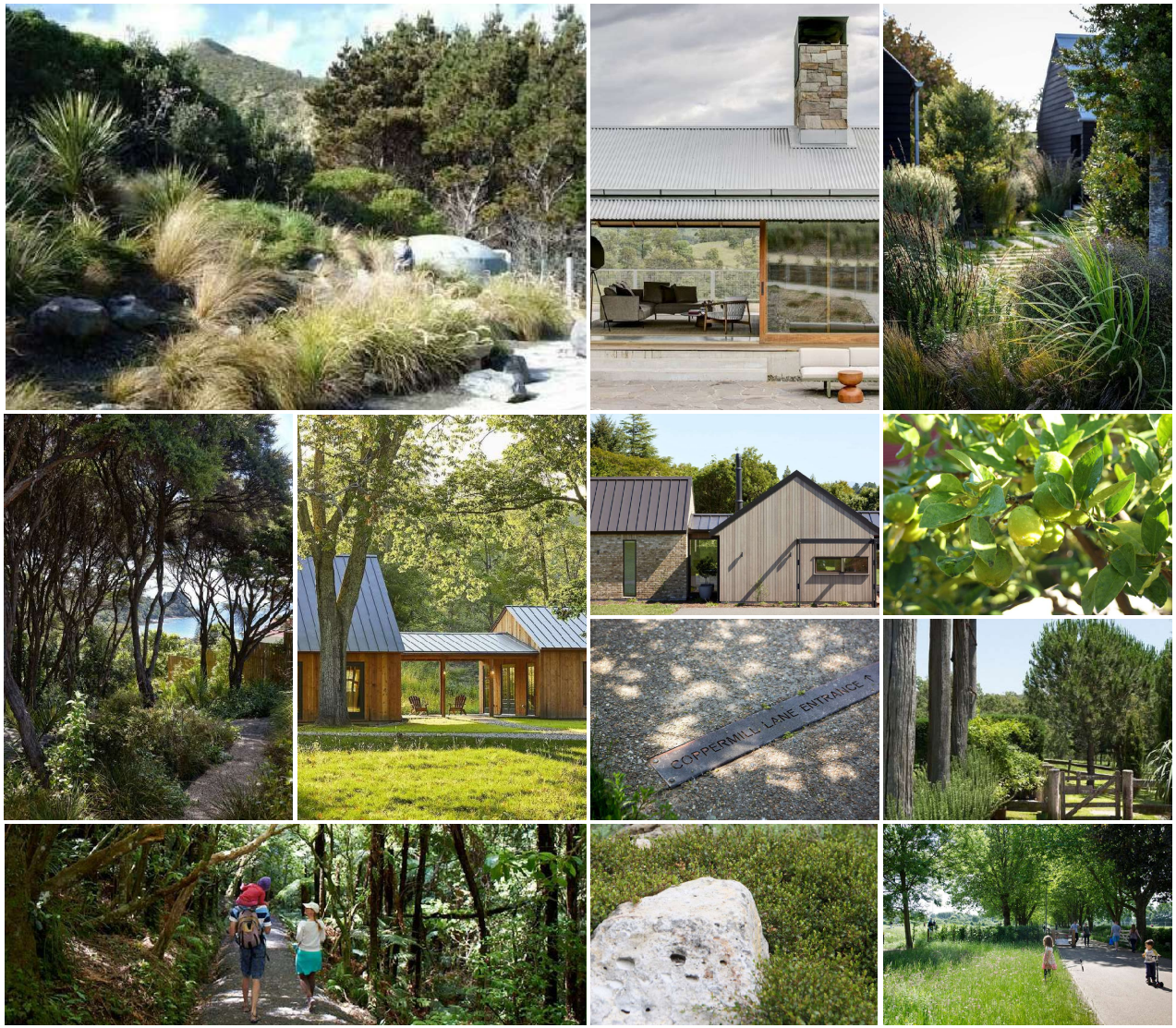
The look and feel of the subdivision is characterised by a natural palette of materials with recessive tones, architectural form drawing inspiration from modest vernacular forms complementary to the rural riverside setting and a native plant palette endemic to the river terraces.

The development celebrates nature and local context through considered design of both built form and landscape mitigation measures embodying the patterns and look and feel of the surrounding rural landscape. Planting has been carefully placed to maintain the beautiful views to the surrounding river, farmland and Maungatautari Mountain beyond.

The native vegetation cover is required to be managed in perpetuity and encouraged to grow to its natural height and form. Planting should be organic in shape and form and avoid straight unnatural lines within the landscape.

Quality materials should be used in the construction of all facets of the houses, fences, walls, and landscape features to ensure durability and functionality. Retaining walls and cut banks should be sympathetic to the land, stepped and follow the natural landform and contours. Retaining walls should be made from natural earth, timber, or local stone materials.

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Precedent Projects

CONNECTIVITY

WALKING AND CYCLING

A series of interconnected trails and way-finding are proposed for recreational access for walking and cycling and will link to the Te Awa River Ride.

The multi-purpose Waikato River Trail stretches more than 60 kilometres along the Waikato River, from Ngaruawahia in the north to Karapiro, Horahora and Arapuni in the south.

MITIGATION AND ECOLOGICAL PLANTING

Existing vegetation and habitats should be protected and connected across the subdivision with ecological and site-wide mitigation planting. A native plant palette has been carefully selected to re-establish local biodiversity, identity and connection to place. The planting will provide a strong visual and ecological connection to Maungatautari.

RURAL CHARACTER AND AMENITY VALUES

To maintain rural character and countryside living amenity values pathways should be a combination of compacted gravel, mown meadow, board-walk and natural stone steppers. Non-permeable surfaces should be kept to a minimum.

Infrastructure, services and facilities should be shared wherever possible to reduce unnecessary duplication or development. For example shared driveways, lanes and wastewater treatment systems.

Kerb and channel can be considered to be an urbanising element and is therefore not preferable in rural developments. Wherever possible grassed swales should be used for stormwater management.

Property boundaries should be demarcated by visually permeable post and rail fences or wire and batten fences allowing views across the open countryside.

Entrance ways should be low key so that they integrate with the visually permeable fence lines and allow views across the open countryside. The size, form and style of the entrance way should be carefully considered. Entrance ways should be designed and constructed in a more traditional manner and of traditional materials such as timber or stone.





Precedent Projects

OPEN SPACE

STRATEGY
Open spaces contribute to communities, enhance people's quality of life and access and engagement with nature, and preserve and protect the natural environment. The masterplan ensures that amenity values associated with countryside living are maintained through the protection of open space, views and existing landscape patterns.

RECREATIONAL RESERVE
The location of the Recreational Reserve along the river allows for people to connect with the river and wider landscape. The reserve is characterised by large open fields for informal play and access to the river, framed by tracts of native vegetation and rural amenity planting. Picnic areas under the shade of tree canopies provide spaces for neighbours and visitors to gather and supervise children's play.

ECOLOGICAL ENHANCEMENT RESERVES
Connecting these areas to each other helps build the wider ecological network and allows indigenous fauna to move more easily between habitat areas.



Open Space
13. Recreational Reserve



Precedent Projects

LANDSCAPE PLANTING STRATEGY

STRATEGY

The landscape planting strategy guides native restoration and enhancement planting in areas that need it most and ensures that existing ecological systems, including areas of native bush, waterways and their riparian margins are protected, ecological links are enhanced or created and steep or eroding slopes are stabilised and planted.

Mitigation planting around building sites will provide screening and softening of structures and create shelter and private space. Planting should follow the contours and be responsive to the shape of the land. This helps avoid the creation of sudden changes in patterns along property boundaries that do not fit in with the natural landscape patterns.

The native plant palette has been selected to re-establish local biodiversity, identity and connection to place. Multiple vegetation 'tiers' are proposed from herbaceous plants, shrubs, canopy, and emergent trees to form diverse habitat niches. Flowering and fruiting species will extend the food supply for native fauna across the seasons.

LANDSCAPE PLANTING ZONES

The planting consists of six planting zones: Planting & Natural Feature Protection Areas; Ecological Reserve Planting; Horahora Road Boundary Interface Planting; Site-wide Mitigation Planting, On-Lot Amenity Planting and Clusters of Native Trees.

Each Planting & Natural Feature Protection Area is important in contributing to the landscape identity and ecological diversity of the site and wider region and should be protected in perpetuity.

Planting in the Ecological Reserves should be in accordance with the Ecological Management Plan (EMP).

IMPLEMENTATION AND LONG TERM MAINTENANCE AND MANAGEMENT PLAN

As part of the consent conditions a detailed Landscape, Visual Amenity and Mitigation Planting Plan (LVAMPP) will be developed. This be developed in consultation with Ecologist's and Mana Whenua.

The objectives of this plan are to ensure the appropriate integration of the proposed subdivision into the receiving environment. This involves the appropriate design, implementation and management of built form and mitigation planting in order to ensure adverse effects upon the receiving environment are minimised and appropriate.

The LVAMPP will include the following:

- Plant Propagation and Supply
- Site Preparation
- Planting, Quality Control, Inspections, and Reporting
- Maintenance and Monitoring





Precedent Projects

LANDSCAPE PLANTING ZONES

HORAHORA ROAD BOUNDARY INTERFACE PLANTING



Precedent Project

Shrubs - Over 2.0m

1. Coprosma propinqua (mingimingi)
2. Coprosma robusta (karamū)
3. Olearia rani (heketara)
4. Pittosporum tenuifolium (kōhūhū)
5. Pseudopanax arboreus (puahou)
6. Schefflera digitata (patete)

Shrubs - Under 2.0m

7. Brachyglottis repanda (rangiora)
8. Coprosma rhamnoides (twiggy Coprosma)

Herbs and Grasses

9. Austroderia fulvida (toetoe)
10. Phormium cookianum (whararikī)

LANDSCAPE PLANTING ZONES

SITE-WIDE MITIGATION PLANTING AND ON-LOT PLANTING



Precedent Project

Trees

1. Alectryon excelsus (tītoki)
2. Aristotelia serrata (makomako)
3. Beilschmiedia tawa (tawa)
4. Cordyline australis (tī kouka)
5. Elaeocarpus dentatus (hīnau)
6. Hoheria sexstylosa (houhere)
7. Knightia excelsa (rewarewa)
8. Kunzea robusta (kānuka)
9. Leptospermum scoparium (mānuka)
10. Plagianthus regius (mānatu)
11. Sophora microphylla (kōwhai)

Shrubs - Under 2.0m

12. Brachyglottis repanda (rangiora)
13. Coprosma rhamnoides (twiggy Coprosma)

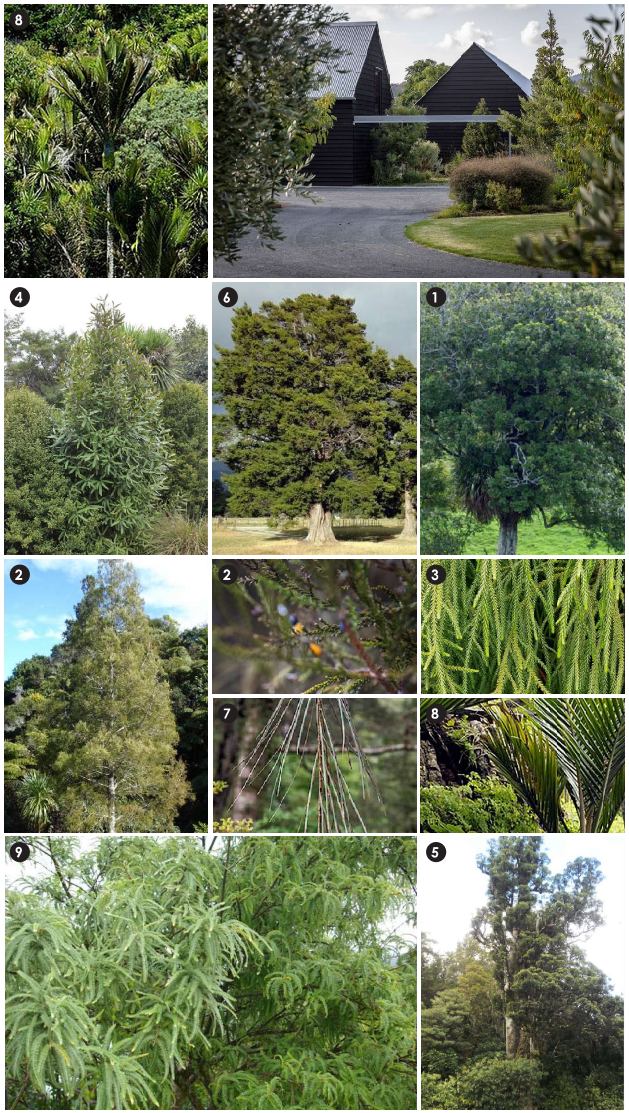
Shrubs - Over 2.0m

14. Coprosma propinqua (mingimingi)
15. Coprosma robusta (karamū)
16. Olearia rani (heketara)
17. Piper excelsum (kawakawa)
18. Pittosporum tenuifolium (kōhūhū)
19. Pseudopanax arboreus (puahou)
20. Schefflera digitata (patete)
21. Veronica stricta (koromiko)

LANDSCAPE PLANTING ZONES

CLUSTERS OF NATIVE TREES

Point Wells Garden by Andy Hamilton Studio



Precedent Project

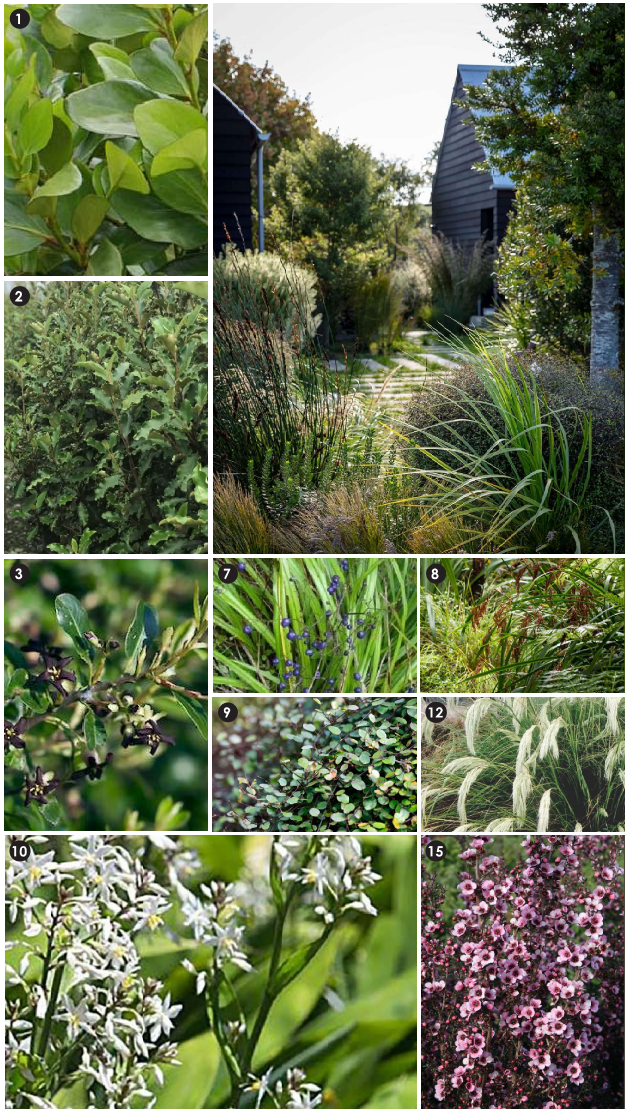
Trees

1. Alectryon excelsus (tītoki)
2. Dacrycarpus dacrydioides (kahikatea)
3. Dacrydium cupressinum (rimu)
4. Knightia excelsa (rewarewa)
5. Laurelia novae-zelandiae (pukatea)
6. Podocarpus totara (tōtara)
7. Pseudopanax crassifolius (horoeka)
8. Rhopalostylis sapida (nīkau)
9. Sophora microphylla (kōwhai)

LANDSCAPE PLANTING ZONES

AMENITY PLANTING

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Hedge planting

1. Griselinia littoralis (kāpuka)
2. Olearia paniculata (akiraho)
3. Pittosporum tenuifolium (kōhūhū)

Amenity planting (Mix 1)

4. Austroderia fulvida (toetoe)
5. Cordyline australis (tī kouka)
6. Phormium cookianum (whaarikī)

Amenity planting (Mix 2)

7. Dianella nigra (tūrutu)
8. Machaerina sinclairii (pēpepe)
9. Muehlenbeckia axillaris (pōhuehue)

Amenity planting (Mix 3)

10. Arthropodium cirratum (rengarenga)
11. Carex virgata (pūkio)
12. Chionochloa flavicans (tussock)
13. Lobelia angulata (pānakenake)

Amenity planting (Mix 4)

14. Leptospermum scoparium ‘Wiri Donna’ (mānuka cultivar)
15. Leptospermum scoparium ‘Wiri Sandra’ (mānuka cultivar)
16. Muehlenbeckia astonii (tororaro)
17. Pseudowintera colorata (horopito)

LOT DESIGN - BUILT FORM

OBJECTIVE

To design the buildings to reduce the visual prominence they may have within the landscape, and to review the landforms surrounding the site, and design buildings that respond to the natural and cultural patterns of the landscape.

The design, visual quality, and character of the interface between the house and the site's river frontage is of key importance.

OUTCOMES

Design Controls

Houses shall be designed to positively address the street, front doors and indoor living areas shall have a relationship with the street. Windows from living areas shall be included in the front of each house and shall face the street.

Relationship Between Adjoining Buildings

When designing a new house, there should be a consideration of the relationship with any existing neighbouring houses (if applicable). The relationship between the living area, windows, doorways, and house frontages should be taken into account.

This holistic design approach will ensure that potential negative design outcomes will be avoided.

Impact on neighbouring properties shall be reduced by incorporating design techniques such as modulating mass and scale.

All buildings shall be single storey or split level buildings that are no more than 6.0m above the subdivision development ground level.

River and Gully Frontages

The Waikato River and gully network within the subdivision is a key natural feature, which are to be protected and enhanced as part of the subdivision lot development.

- No garages, water tanks, or other vertical infrastructure shall be located or visible from the river or gully frontages.
- There is a preference for open frontages facing the river and gully spaces, however where fencing is required a maximum 1.2m high post and rail or post and wire/netting fence is to be used.
- Use of dark-tinted glass is required. Mirror glazing is not permitted.

Architectural Design

Roof Form

The following roof designs are permitted:

- Gable end roofs.
- Combination gable and hip roofs.
- Mono-pitch roofs.
- Full hip roofs are permitted, but must incorporate roof feature elements or height variations on key frontages.

The following roof designs are not permitted:

- Flat roofs.
- Full hip roofs with no feature or height variation.

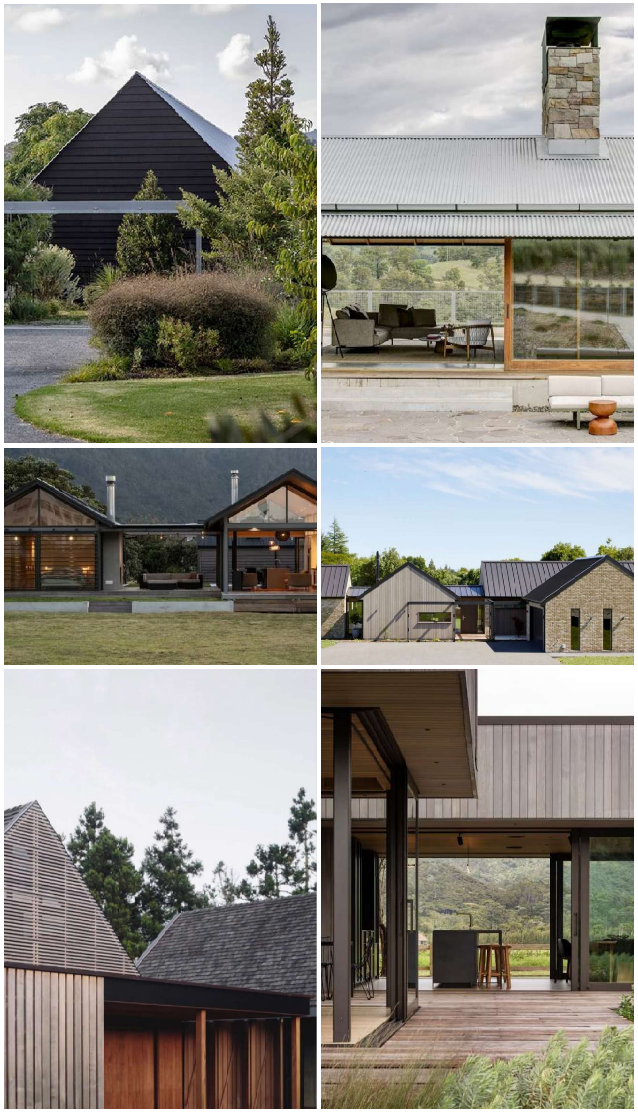
Roof Materials

The following roof materials are permitted:

- Corrugated profile pre-painted steel roofing (e.g., Colorsteel®, Metalcraft Roofing, or similar).
- Tray and trapezoidal profile pre-painted steel roofing (e.g., Colorsteel®, Metalcraft Roofing, or similar).
- Selected pre-formed steel roof tiles (flat profile only).
- Flat profile concrete roof tiles (Monier Horizon™ or similar).
- Natural quarried slate roof tiles.
- Cedar shingles.
- Fibre-cement roof tiles.

The following roof materials are not permitted:

- All scalloped profile concrete or clay roof tiles.
- Decramastic roof tiles.



LOT DESIGN - COLOUR + MATERIAL

Wall Cladding Materials

The following materials are permitted:

- Smooth plastered, concrete panel systems (e.g., Celcrete®, or similar) or brick only.
- Traditional-style pointed and painted brick.
- Painted timber or Linea® weatherboard.
- Vertical natural cedar timber.
- Board and batten (must be stained or painted in approved colours).
- Natural stone.
- Large format, light coloured, straight-edged brick (e.g., Premier™ Country Brick, or similar).
- Tray and trapezoidal profile pre-painted steel.

The following materials are not permitted:

- All other brick cladding.
- All corrugated profile metal wall cladding.
- Flat panel cladding systems (e.g., Axon™, Stria™, Titan™ or similar).

Natural timber or pre-coloured aluminium doors and windows are to be used. The following aluminium joinery and door colours are permitted:

- Matt Black.
- Dark Grey / Charcoal / Ironsand.
- Light Grey / Ghost Grey / Sandstone Grey.
- Karaka.
- Titania.

Material Combinations

Two to three complementary cladding materials are to be used per house. The front façade cladding shall be applied in a ratio of 1:3, however brick cladding is not to exceed 50 percent of any publicly visible frontage.

OBJECTIVE

To design the building to reduce the visual prominence it may have within the landscape through the use of recessive building colours and materials sympathetic to the colours of the surrounding landscape.

OUTCOMES

- Select materials that respond to the natural landscape and native vegetation.
- Roofing materials shall be a recessive colour with a reflectance value of no greater than 20%.
- Design buildings that use natural materials including natural stone, timber, concrete, and cladding that has a reflectance value of less than 30% for walls, and less than 20% for roofs.
- Select colour palettes that have a reflectance value of less than 20% for roofs, and less than 30% for walls (Refer to the Resene British Standard 5252 Range as a guide only. All colours and materials must be approved).
- Use natural material finishes such as stone and timber which will weather naturally.
- Apply dark oxide colouring to concrete materials to reduce the reflectivity of the material.
- Timber cladding and other natural elements (stone) naturally weathered or stained dark.
- Painted timber, block-work, or other materials may be used and must contribute to receding the building into the landscape.
- The reflectance value of surfaces, including joinery, gutters, downpipes, cladding, and roofing materials shall be no greater than 30% for walls, and no greater than 25% for roofs.

Avoid

- Materials that are smooth and create a high level of reflectivity.
- Extensive use of materials that are dominant in the urban environment (e.g., brick and tile, plastered finishes). Some use is suitable but balanced with the selection of materials and colours that are responsive to the natural environment.



LOT DESIGN - SITE

OBJECTIVE

To design the site in such a way that adverse effects are mitigated through ecological enhancement, retention of broad natural landform, nestling and screening of built form, and preservation of view-shafts framed by vegetation.

OUTCOMES

Earthworks

- No earthworks or grading other than the minimum required for driveways or underground services is permitted outside the house site area.

Placement

- All buildings shall be located within the Defined Building Areas and a 800m^2 building area, including ancillary buildings, garden sheds, pools, and above ground water tanks.
- A maximum building height of 6 metres (above finished ground level).

Retaining Walls

- Not permitted.

Hard Surfaces

- Driveways with flush kerbs and either grass or planted swales for stormwater management.
- Asphaltic concrete, exposed aggregate concrete driveways, or gravel driveways.
- Impervious outdoor areas, including patios, outdoor entertainment areas, and turning areas within the driveway, shall all be located within the Defined Building Areas.

Fencing

- 1.2m high timber post and rail fencing (stained in approved colours or left to weather naturally).
- All fencing within the development is required to be stained using an environmentally friendly exterior water-borne timber stain (Resene® Sheer Black (WW0801) Water-borne Woodsman, or similar approved).
- 1.2m high post and wire fencing.
- Front gates and fencing shall be visually permeable (e.g., post and rail, or stone pillars and wrought iron).

Lighting + Utilities

- All exterior lighting shall be contained within the Defined Building Area, and shall be down lights only. Flood lighting is not permitted within the sites.
- All utilities and services shall be located below ground. No above ground wiring is permitted. Aerials, satellite dishes, and other utilities shall be contained within the 6.0m building height plane.
- Downward facing bollard lighting is acceptable to demarcate driveway entrances.

Water Tanks

- All water tanks shall be screened from view (from the river and gullies) and buried a minimum of 2/3. Materials and colours shall be harmonious with the dwelling. Water tanks shall be installed on each respective lot within the corresponding Defined Building Area.

Vegetation

- Native vegetation, as detailed in the Landscape Mitigation Plan shall be implemented prior to Section 224(c) final approval and sign-off.
- Vegetation cover shall be managed in perpetuity and shall be allowed to grow to its natural height and form.

AVOID

- Plain white concrete driveways.
- Vertical cut embankments, and retaining walls.
- Closed board fences, and gates.
- Earthworks that visually scar the landscape and are in-congruent with the natural landform.











LOT DESIGN - DESIGN GUIDELINES APPROVAL PROCESS

The Landscape Masterplan provides recommendations for futre building and design guidelines.

To make sure that intended design outcome is achieved, a level of supervision and control is required to protect the landscape values within the site and surrounding environment, as well as the interests of all future residents in relation to the nature and type of construction and planting that is permitted within the development.

This required level of control will be achieved in the form of design guidelines and private covenants. The owners of each new title will need to comply with those requirements when building within the development.

It is proposed the guidelines will be used by: by property owners, Architects and Architectural Designers, Builders, Landscape Architects and Landscapers.

Exact details of the approval process are to be confirmed but the intent is for plans and drawings to be submitted to a Design Review Panel prior to submitting plans for building consent approval to Council. The Design Review Panel will be able to approve or decline any submitted design at their discretion, if it is not determined to be keeping with the intent of the Design Guidelines. This will be a process managed by the developer.

There is also proposed to be a consent notice registered to each title which will require a sign off letter from the developers' urban design panel stating that they have met the requirements of the design intent. The basic requirements (e.g maximum height, colours, landscaping) can be stated within the consent notice also.

It is intended that the design review process for the architectural and landscape architectural designs for each lot will be a condition of consent (via a consent notice) to ensure that the design outcomes of this application are achieved. The implementation of the Design Review Panel is discussed further in 6.0 Recommendations in Landscape and Visual Effects Assessment.

Drawings and information requirements provided to the Design Review Panel shall include the following details:

- All plans and drawings should be legible and to scale, with north arrow, Lot / DP, street name, applicant name and correct details.
- The site plan must include the proposed house and garage location, setbacks, contours, driveways, ancillary structures and service locations.
- Floor Plans and Elevations – A full set of floor plans and elevations are required for the house and garage.
- Landscape Plan must include the proposed On-Lot Planting, Horahora Road Boundary Interface Plan and Clusters of Native Trees. Fencing types and heights, washing lines, bin and service areas, swimming pool and spa pool, garden sheds, pergola and trellis structures and lawn areas.
- Landscape Management and Maintenance for maintaining planting.
- Materials, Colours and Finishes Schedule – A materials, colours and finishes schedule is required for all external building materials including roofing, walls, doors, windows, garage doors, structures and fencing.
- List of all Non-Compliances – It will be the designer's responsibility to provide a list of all non-compliance issues with the Rules and Design Guidelines.

Any subsequent variations to approved plans will be required to be reissued for review and approval by the Design Review Panel.



Development Control Approval Form

Lot Number:

Client Name:

Submission Date:

Plans Referenced for approval

Submitted Plan meets Development Control Guidelines - **APPROVAL** ☑

Submitted Plan **DOES NOT** Meet Development Control Guidelines ☐

Submitted Plan **COMPLIES** with street tree, light post and storm-water drain locations ☐

Colour & material palette **HAS BEEN** submitted ☑ Colour & material palette **HAS NOT BEEN** submitted ☐

Landscaping plan **HAS BEEN** submitted ☑ Landscaping plan **HAS NOT BEEN** submitted ☐

Development Controller Comments:

Approval for layout of home, Materials, Landscaping plan and key architectural features has been granted.

Approved by:

Name: Tim Utteridge Date: 18/11/2024 Signature:

Submitted plans that DO NOT meet Development Control Guidelines are to be resubmitted for approval following consideration of the Development Controller's comments. Colour and material palette must be submitted for Development Controller approval prior to any ordering of materials or construction works commencing on site. No plans are to be submitted to the Waikato Regional Council for Building Consent prior to Development Control Approval. Development Control Approval does not in any way imply compliance with Building Code, Resource Consent or District Plan requirements. The property owner / builder is responsible for checking with the relevant parties or authorities regarding statutory requirements and co-ordination with subdivision services, trees and infrastructure. Please ensure site & driveway layout meets on-site manoeuvring requirements.

Boffa Miskell



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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